



BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS AGENDA

THURSDAY, AUGUST 28TH, 2025 – 6:30 P.M.

TOWNSHIP MEETING ROOM, 8735 S. SECOND STREET, BRANDT, TIPP CITY, OHIO

1: Board and Township Staff Introductions

Board members: Nikki O'Quinn, Rachael Kiplinger, Zach Staudter, Rachelle Via, Donna Hughes

Alternates: Pete Mannheim, Jim Leskovich

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Review of BZA procedures for audience members

CASES

Case: V-17-20-25: A request from George Hardy for four variances for a Single Family Dwelling at 9415 S. Mann Rd, Tipp City, OH 45371, a 1.439 acre parcel currently zoned R-3 Multi-Family Dwelling. The variances are contingent upon the property being rezoned to R-1AAA. Miami County Parcel ID# A01-013500.

V-17-25: A variance for a 30' front yard setback. *Bethel Township Zoning Resolution section 5.05 minimum front yard setback is 50'.*

V-18-25: A variance for a 19' side yard setback. *Bethel Township Zoning Resolution section 5.05 minimum side yard setback is 20'.*

V-19-25: A variance for a 1.439 acre R-1AAA lot. *Bethel Township Zoning Resolution section 5.05 minimum lot size with on-site septic is 3 acres.*

V-20-25: A variance for 176' of road frontage. *Bethel Township Zoning Resolution section 5.05 minimum road frontage is 200'.*

Case: CU-04-25: A request from JC Snediker, of 6165 State Route 201, Tipp City, OH 45371 for a Conditional Use to hold events in an existing 3-story bank barn. This is a 23.25 acre parcel zoned A-2 General Agriculture. Miami County Parcel ID# A01-059130

Case: CU-05-25: A request from David Foley, of 6777 E State Route 571, Tipp City, OH 45371 for a Conditional Use for a Seasonal Sales Lot. This is a 6.5 acre parcel zoned A-1 Domestic Agriculture. Miami County Parcel ID# A01-068500

Case: CU-06-25: A request from Derek Fink (Owner) and Bethel Local Schools (Applicant), located at 7045 US 40 E Tipp City, OH 45371 for a Conditional Use as a Public Government Building, contingent upon the sale of the property to the applicant. The parcel is 1.31 acres zoned R-1AAA. Miami County ID# A01-250035

3: Old Business

May meeting minutes

June meeting minutes

July meeting minutes

4: Other

Communications and Reports

Board of Zoning Appeals Comments

Adjournment

BZA Case V-17-20-25

Case: V-17-20-25: A request from George Hardy for four variances for a Single Family Dwelling at 9415 S. Mann Rd, Tipp City, OH 45371, a 1.439 acre parcel currently zoned R-3 Multi-Family Dwelling. The variances are contingent upon the property being rezoned to R-1AAA. Miami County Parcel ID# A01-013500.

V-17-25: A variance for a 30' front yard setback. *Bethel Township Zoning Resolution section 5.05 minimum front yard setback is 50'.*

V-18-25: A variance for a 19' side yard setback. *Bethel Township Zoning Resolution section 5.05 minimum side yard setback is 20'.*

V-19-25: A variance for a 1.439 acre R-1AAA lot. *Bethel Township Zoning Resolution section 5.05 minimum lot size with on-site septic is 3 acres.*

V-20-25: A variance for 176' of road frontage. *Bethel Township Zoning Resolution section 5.05 minimum road frontage is 200'.*

GENERAL INFORMATION:

Applicant/Property Owner:	George Hardy		
Property Address:	9415 S. Mann Rd Tipp City, OH 45371		
Current Zoning:	R-3 Multi-Family Dwelling		
Location:	2 nd parcel north of Singer Rd on east side of Mann Rd		
Existing Land Use:	Vacant		
Bethel Land Use Plan:	Traditional Neighborhood		
Surrounding Land Use	North	R-1AAA Residence District	
	South	R-3 Multi-Family Dwelling	
	East	I-1 Light Industrial	
	West	B-2 Office/Residential District/R-1AAA Residential District/R-1C One-Family Residential District	
	Road Frontage:	176'	

Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Street View*
- D- Site Plan*
- E- Survey*
- F- Testimony*
- G-Application*

SPECIAL INFORMATION:

Fire Department Information/Review: N/A

Miami County Health District: N/A

County Planning Department: N/A

Bethel Township Zoning Commission: N/A

Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Street View



Exhibit D – Site Plan

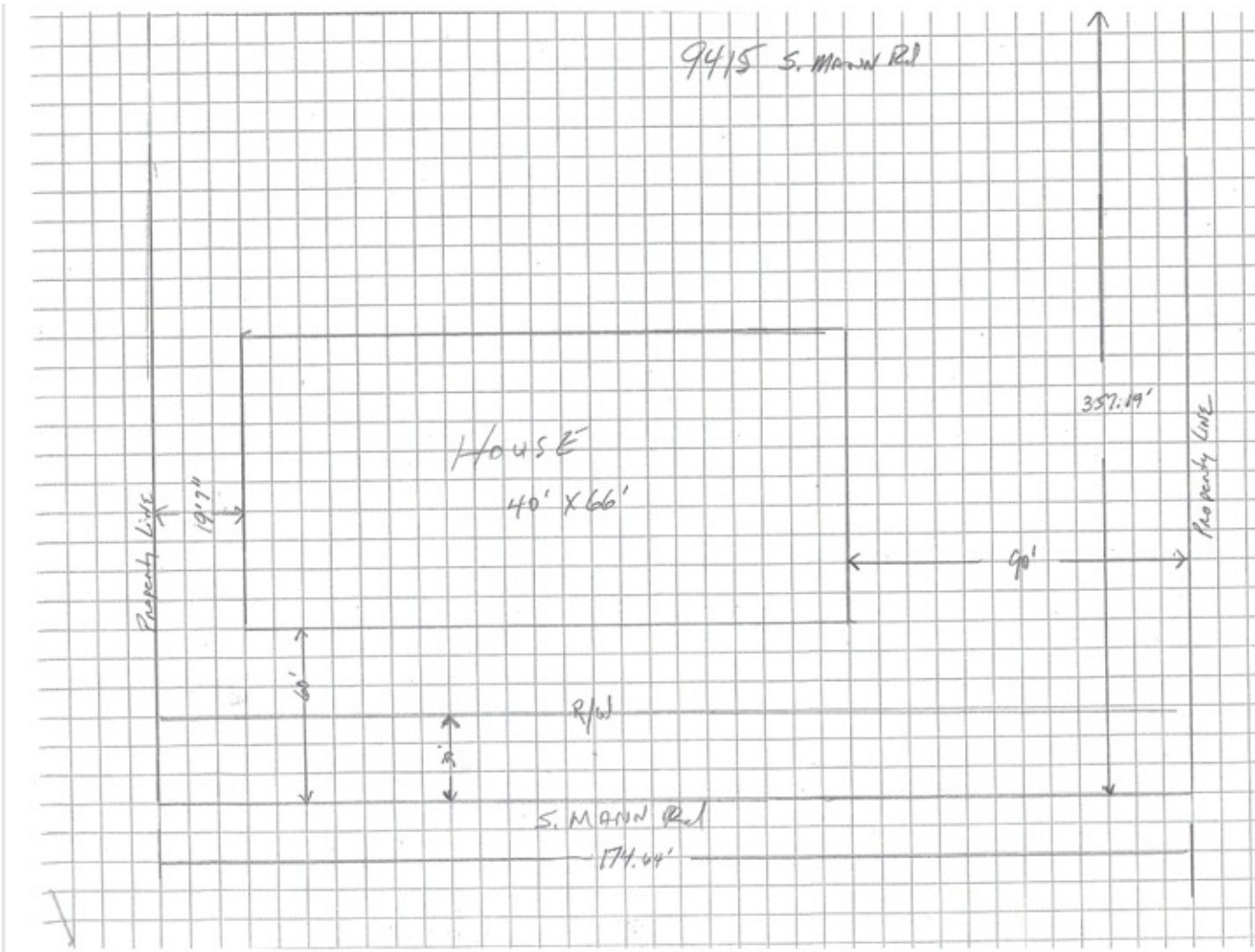
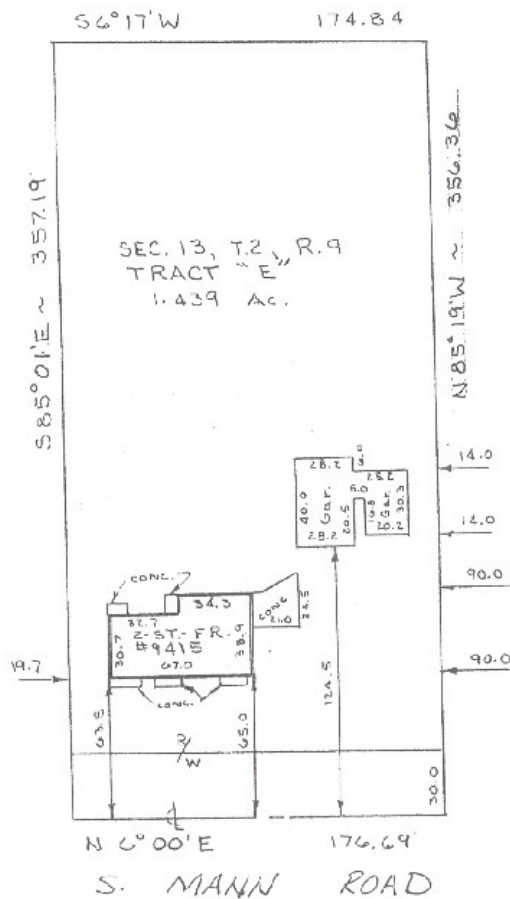


Exhibit E-Survey



CLIENT: Timothy W. & Jane E. Risner

STREET ADDRESS: 9415 S. Mann Road
CITY OR VILLAGE:
TOWNSHIP: Bethel
COUNTY: Miami
STATE: Ohio
CITY LOT NUMBER:
PLAT NAME:
PLAT LOT NUMBER: Sec 13, T2, R9
PLAT BOOK:
PAGE:

Survey made for and at the instance of
Monroe Federal and
Title Insurance Co. of Minnesota

We certify that this survey shows the improvement or improvements as located on the premises described; that the improvement or improvements are entirely within lot lines and that there are no encroachments upon the premises described, by the improvement or improvements of adjoining premises.

By W. J. Carter
Registered Surveyor

Mortgage Location Survey prepared in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 Ohio Administrative Code.



Drive Not Built



SHAW, WEISS & DE NAPLES

PROFESSIONAL CORPORATION
Consulting Engineers
DAYTON, OHIO/CINCINNATI/VIRGINIA BEACH/MANSAS CITY

SCALE 1" = 60'	DRAWN D.H.L.	CHECKED
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DATE 6-14-91	JOB NO. 91-1395
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George Hardy
6575 E. Walnut Street
Tipp City, Ohio 45371

August 13, 2025

9415 S. Mann Road Zoning Variance

I purchased this property for the purpose of constructing a new home for my youngest daughter and her husband.

My wife and I live in Brandt, at west end of Walnut Street (that I built in 2014). I have been building and remodeling homes for the last 25 years in Miami and Clark County.

I need the following Variances:

Front Yard Set Back: We will be building a new house on existing foot print of old house. House is 40 feet deep and 66 feet long, with a 5 foot front porch. I am requesting a 30 foot set back from R/W instead of required 50 feet. This property is on septic and the current septic is in back yard. In addition to that there needs to be an area set aside for new leach field in the event current leach field fails (Ohio Rules for septic systems).

Notes: Property to south (9445) from R/W is 33 feet, Property to north (9367) fro R/W is 37 feet (same side of S. Mann Road. Properties across street (9410 and 9420) from R/W is 46 feet.

There is also a garage facing a dirt road at 9333 S. Mann Road

that is less than 50 feet, but maybe that is considered a side yard.

Side Yard Setback: Edge of footer is 19,7 feet (according to attached survey). I asking that you approve a variance of .3 foot .

Road Frontage: I only have 176.69 feet of road frontage property, I have houses on both side of my property. Keep in mind there was a house there, that I took down (that was beyond repair).

Minimum lot size for septic: Lot size is 1.439 acres with an existing septic system. There is no way to add land, due to homes surrounding property .

Notes: On S. Mann Road there are 21 homes, that are less than 2.12 acres in size. That would equal, average lot size of 1.14 acres per home.

Notes: House to north (9367) lot size 1.86 acres, House to south (9445) lot size is 1.76 acres.

I am asking you to approve these variances , so I can take what was an eyesore and build a new home on this property. This property is not a build and sell. My daughter and son in law will be living there, in their for ever home.

Exhibit G – Application

BETHEL TOWNSHIP TRUSTEES
BETHEL TOWNSHIP ZONING DEPARTMENT
8735 SOUTH SECOND STREET – BRANDT, TIPP CITY, OHIO 45371
PHONE: 937.845.8472 FAX: 937.845.7316

APPLICATION FOR ZONING AMENDMENT**App. No.: ZA-05-25****SECTION I: PROPERTY INFORMATION**

Property Location:	9415 S. Mann Rd, Tipp City, Ohio		Acreage:	1.459
Section:	Town:	Range:	Parcel:	A01-013500
Subdivision Name and Lot No.:			Zoning District:	R-3

SECTION II: APPLICANT INFORMATION

Applicant Name:	George Hardy		Phone:	937-675-7099
Address:	6575 E. Walnut St.	City, State:	Tipp City, Ohio	Zip Code: 45371
Property Owner:	George Hardy		Phone:	
Address:		City, State:		Zip Code:

SECTION III: AREA TO BE AMENDED

Current Zoning:	R-3
Current Use:	VACANT
Proposed Zoning:	R-1AAA
Proposed Use:	Single Family Residential
Description of Proposed Area To Be Rezoned:	

SECTION IV: WATER AND SANITATION INFORMATION

PUBLIC WATER AVAILABLE? Y N PUBLIC SEWER AVAILABLE? Y N HYDRANTS WITHIN 500'? Y N

SANITATION TO BE APPROVED BY:

- ☐ MIAMI COUNTY HEALTH DEPARTMENT ☐ OHIO E.P.A. (Pending) ☐ WAIVER

Note: The Zoning Inspector may require other information such as maps, plot plans, etc. in order to process this application.

The Applicant hereby certifies under penalty of perjury that he/she has read the information contained in the foregoing application and that it is true. Applicant further understands that he/she must comply with all requirements of the Bethel Township Zoning Resolution and all applicable statutes and resolutions of the State Of Ohio and Bethel Township.

Builder/Applicant _____ Date _____
Only One Signature Required

Owner George Hardy Date 1/24/25

BZA Case CU-04-25

Case: CU-04-25: A request from JC Snediker, of 6165 State Route 201, Tipp City, OH 45371 for a Conditional Use to hold events in an existing 3-story bank barn. This is a 23.25 acre parcel zoned A-2 General Agriculture. Miami County Parcel ID# A01-059130

GENERAL INFORMATION:

Applicant/Property Owner:	JC Snediker	
Property Address:	6165 State Route 201, Tipp City, OH 45371	
Current Zoning:	A-2 General Agriculture District	
Location:	3 rd parcel south of State Route 571 on the east side of State Route 201	
Existing Land Use:	Residential	
Bethel Land Use Plan:	Rural	
Surrounding Land Use	North	R-1AAA-Single Family Residential
	South	A-2 General Agriculture District
	East	A-2 General Agriculture District
	West	A-2 General Agriculture District
Road Frontage:	776'	

Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Street View*
- D- Application*

SPECIAL INFORMATION:

Fire Department Information/Review:	N/A
Miami County Health District:	N/A
County Planning Department:	N/A
Bethel Township Zoning Commission:	N/A
Other:	The Conditional Use has been requested twice previously; CU-02-17 was denied 3-1 and CU-01-20 was denied 2-2. Concerns at the time were mostly related to noise and effects on the surrounding neighbors.

Bethel Township Zoning Map – Exhibit A

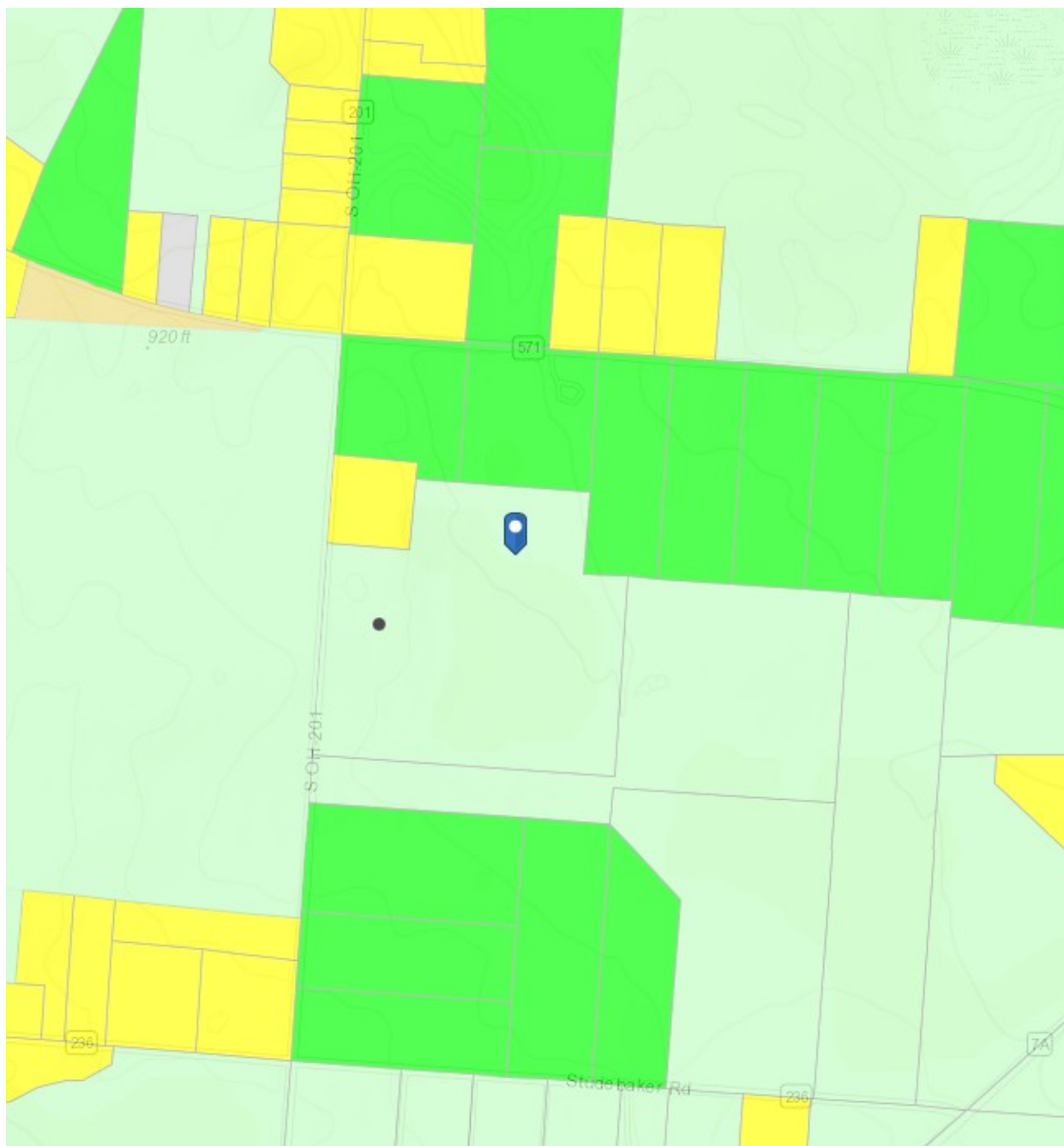


Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Street View





Exhibit D – Application



BETHEL TOWNSHIP TRUSTEES
BETHEL TOWNSHIP ZONING DEPARTMENT
8735 SOUTH SECOND STREET – BRANDT, TIPP CITY, OHIO 45371
PHONE: 937.845.8472 FAX: 937.845.7316

APPLICATION FOR A CONDITIONAL USE App. No.: CU-04-25

SECTION I: PROPERTY INFORMATION

Property Address: 6165 State Route 201 Tipp City Ohio 45371			Acreage: 23.248
Section:.	Town:	Range:	Parcel: A01-059130
Subdivision Name and Lot No.:			Zoning District:

SECTION II: APPLICANT INFORMATION

Applicant Name: Jc Snediker		Phone: 740-707-2789
Address: 6165 State Route 201	City, State: Tipp City, Ohio	Zip Code: 45371
Property Owner:		Phone:
Address:	City, State:	Zip Code:
Contractor Name:		Phone:
Address:	City, State:	Zip Code:

SECTION III: PROJECT INFORMATION

REQUESTED USE FOR PROPERTY: private assembly, meeting facility, or accessory event use

EXISTING USE OF PROPERTY: Private Residence with a multi-story barn used for personal storage

EXPLAIN REQUESTED USE IN DETAIL:

Please Note: Please provide a narrative statement explaining the economic, noise, glare, and odor effects on adjoining properties and the general compatibility with adjacent and other properties in the area.

The applicant requests approval to use the existing 3-story bank barn for occasional private events, including meetings, retreats, and family gatherings, with no

more than 150 invited guests per event. Activities will end by 11 pm., with all private parking contained on-site. No outdoor amplified sound will be used.

Restroom facilities and trash service will be provided via trash receptacles and portable restroom trailers with flushable toilets and running water. ADA-accessible units will be available when needed. Trailers will be discreetly placed and professionally serviced. The proposed use will not alter the barn structure or impact neighboring properties.

Contractor/Applicant

Date

Mr. Jc Snediker

Owner

Date

SECTION IV: SKETCH OF PROPERTY/PROJECT

ATTACH SKETCH OF PROPERTY AND/OR PROJECT:

Attach a plan for the proposed uses showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse and service areas.

A sketch is attached showing the following:

- Barn Location (yellow)
- Guest parking area (Purple box)
- Driveway access (Green line)
- portable restroom trailer location and refuse area (blue)
- approximate property boundaries (red line)

Continued on Next Page:
ATTACH SKETCH OF PROPERTY AND/OR PROJECT (CONTINUED):



BZA Case CU-05-25

Case: CU-05-25: A request from David Foley, of 6777 E State Route 571, Tipp City, OH 45371 for a Conditional Use for a Seasonal Sales Lot. This is a 6.5 acre parcel zoned A-1 Domestic Agriculture. Miami County Parcel ID# A01-068500

GENERAL INFORMATION:

Applicant/Property Owner:	David Foley
Property Address:	6777 State Route 571, Tipp City, OH 45371
Current Zoning:	A-1 Domestic Agriculture District
Location:	7th parcel west of State Route 201 on the north side of State Route 571
Existing Land Use:	Residential
Bethel Land Use Plan:	Rural
Surrounding Land Use	North A-2 General Agriculture District South R-1AAA-Single Family Residential/R-1A Single Family Residential East A-2 General Agriculture District/ R-1AAA-Single Family Residential West A-2 General Agriculture District/ R-1AAA-Single Family Residential
Road Frontage:	439'

Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Street View*
- D- Application*
- E- Site Plan*
- F- Testimony*

SPECIAL INFORMATION:

Fire Department Information/Review:	N/A
Miami County Health District:	N/A
County Planning Department:	N/A
Bethel Township Zoning Commission:	N/A

Bethel Township Zoning Map – Exhibit A



Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Street View





BETHEL TOWNSHIP TRUSTEES
BETHEL TOWNSHIP ZONING DEPARTMENT, JEFF GREEN, DIRECTOR OF PLANNING & ZONING

8735 SOUTH SECOND STREET – BRANDT, TIPP CITY, OHIO 45371

PHONE: 937.845.3472 FAX: 937.845.7316

APPLICATION FOR A CONDITIONAL USE

App. No.: CU-05-25

SECTION I: PROPERTY INFORMATION

Property Address: <u>6777 E. St Rt 571</u>			Acreage: <u>6.5</u>
Section:	Town:	Range:	Parcel: <u>068500</u>
Subdivision Name and Lot No.:			Zoning District: <u>A-1</u>

SECTION II: APPLICANT INFORMATION

Applicant Name: <u>David Foley</u>		Phone: <u>937-689-0914</u>
Address: <u>6777 E. St Rt 571</u>	City, State: <u>Tipp OH</u>	Zip Code:
Property Owner: <u>David & Jenny Foley</u>		Phone: <u>937-623-1094</u>
Address: <u>Same</u>	City, State:	Zip Code:
Contractor Name:		Phone:
Address:	City, State:	Zip Code:

SECTION III: PROJECT INFORMATION

REQUESTED USE FOR PROPERTY:

EXISTING USE OF PROPERTY: Temporary Uses and Seasonal Sales

EXPLAIN REQUESTED USE IN DETAIL:

Please Note: Please provide a narrative statement explaining the economic, noise, glare, and odor effects on adjoining properties and the general compatibility with adjacent and other properties in the area.

We buy Storage units, we do sales then a dollar sale then everything free for anyone. We give away bikes on Christmas Eve to kids last one we gave out 52 Bikes Breast Cancer auction in Oct. food donations to local churches Cents for kids, woman's abuse shelter in Troy and so much more. We do this so we can give back. My husband also finds cool stuff for himself. We have had lots of fun meeting new people and making new friends.

Contractor/Applicant

Date

Owner

[Signature] 8/8/05

Thank you

SECTION IV: SKETCH OF PROPERTY/PROJECT

ATTACH SKETCH OF PROPERTY AND/OR PROJECT:

Attach a plan for the proposed uses showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse and service areas.

Barn Sales - Barn is in back we have put gravel down for a drive and parking area. we also made a circle drive. The Barn is 400ft from the road. We spent 10,000+ in labor gravel and concrete. No Noise. No smells the Barn is 50 by 108 only 1/3 is used for Sales Rest is feed for animals cars and personal use. We told them what we were using it for when we asked permission to build it. and removed old Barn.

Exhibit E – Site Plan



FrickersHuberHeights

From: Flamingo the 2 <jenny22foley@gmail.com>
Sent: Monday, July 28, 2025 1:32 PM
To: FrickersHuberHeights
Subject: Fwd: letter

----- Forwarded message -----

From: cldavidson629@aol.com <cldavidson629@aol.com>
Date: Mon, Jul 28, 2025, 1:09 PM
Subject: letter
To: jenny22foley@gmail.com <jenny22foley@gmail.com>

07/28/2025

To Whom it may concern.

My name is Cynthia Davidson; I am the Director of Peace and Tranquility Lake Corp. Nonprofit doing business as (Huber Heights Community Cares) serving at risk families and children in the city of Huber Heights Ohio. Mrs. Jenny Foley has served as a member of Huber Heights Community Cares for 6 years. During her time with us she has volunteered several hours and donating to serving our youth through our annual suicide prevention event know as (Hopping in the Heights). Other family and youth events such as Huber Haunts trunk and treat and our annual Christmas parade and various other service areas. Mrs. Foley has served several hours of volunteering each month and we are proud to announce her years of service and volunteerism was recognized as this years' service member of the year. Foley is very appreciated and a valued friend to area youth and families.

Respectfully Submitted,

Cynthia Davidson

Director: Peace and Tranquility Lake Corp.

BZA Case CU-06-25

Case: CU-06-25: A request from Derek Fink (Owner) and Bethel Local Schools (Applicant), located at 7045 US 40 E New Carlisle, OH 45344 for a Conditional Use as a Public Government Building, contingent upon the sale of the property to the applicant. The parcel is 1.31 acres zoned R-1AAA. Miami County ID# A01-250035

GENERAL INFORMATION:

Applicant/Property Owner:	Bethel Local Schools/Derek Fink		
Property Address:	7045 US 40 E, New Carlisle, OH 45344		
Current Zoning:	R-1AAA Residence District/R-3 Multi-Family Residential District		
Location:	NE corner of US Route 40 and State Route 201		
Existing Land Use:	Residential and Religious Place of Worship until 4/22/2025, currently vacant.		
Bethel Land Use Plan:	Office/Residential		
Surrounding Land Use	North	A-2 General Agriculture District	
	South	B-3 Neighborhood Business District	
	East	A-1 Domestic Agriculture District	
	West	R-1AAA Residence District/B-3 Neighborhood Business District	
Road Frontage:	191'		
Exhibits:			
	A – Bethel Township Zoning Map		
	B – GIS Aerial Vicinity Map		
	C – Street View		
	D- Application		
	E- Site Plan		

SPECIAL INFORMATION:

Fire Department Information/Review:	N/A
Miami County Health District:	N/A
County Planning Department:	N/A
Bethel Township Zoning Commission:	N/A

Bethel Township Zoning Map – Exhibit A

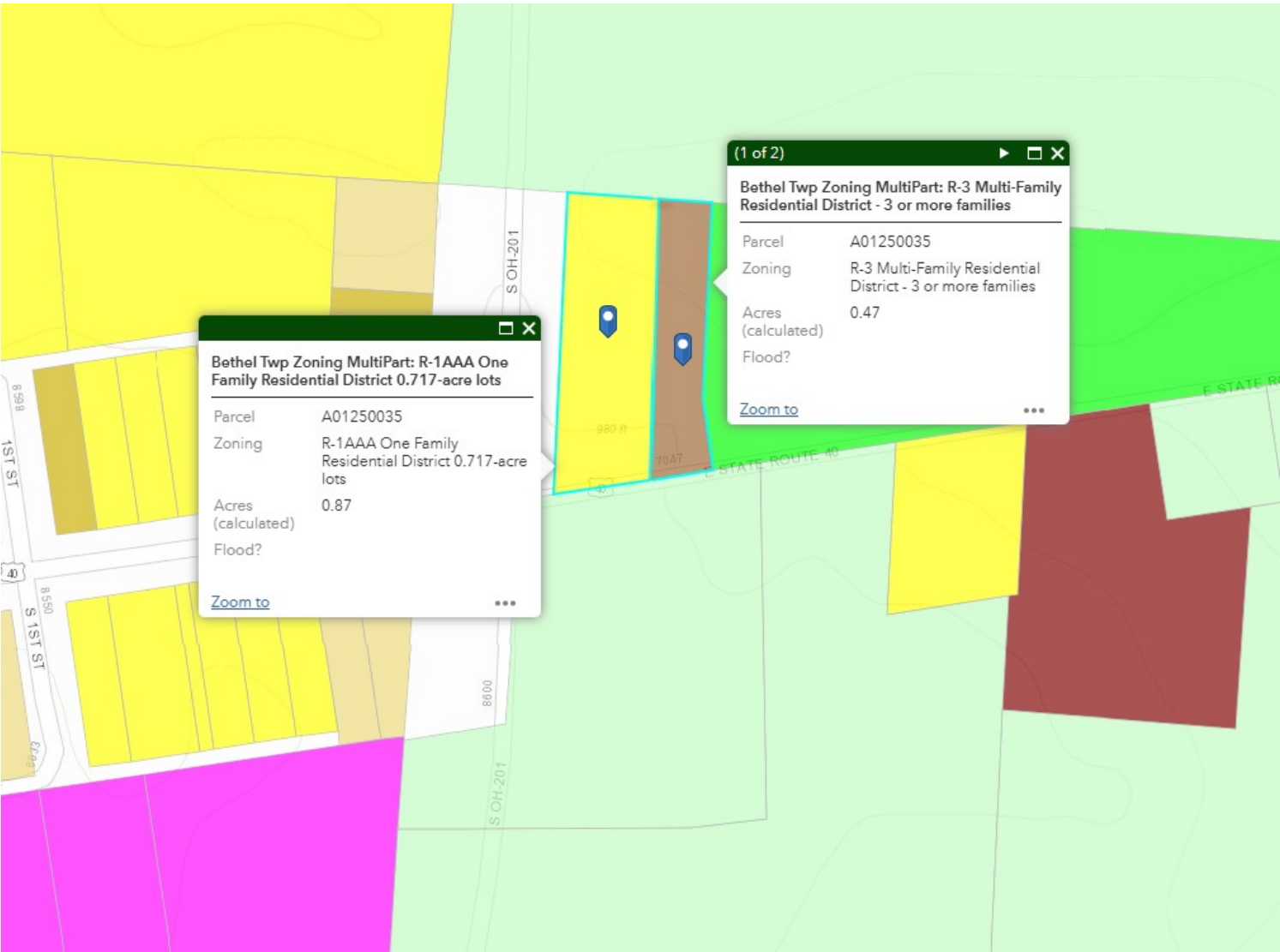


Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Street View

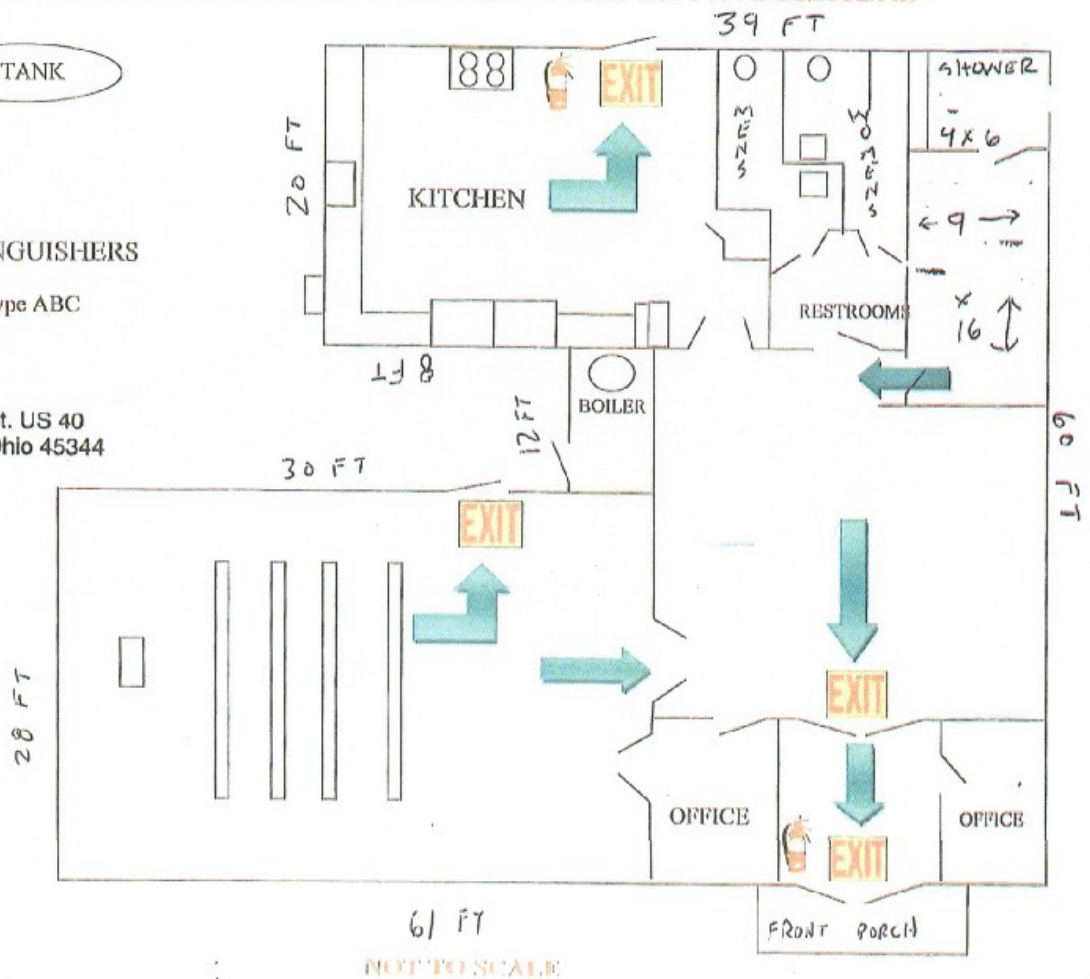


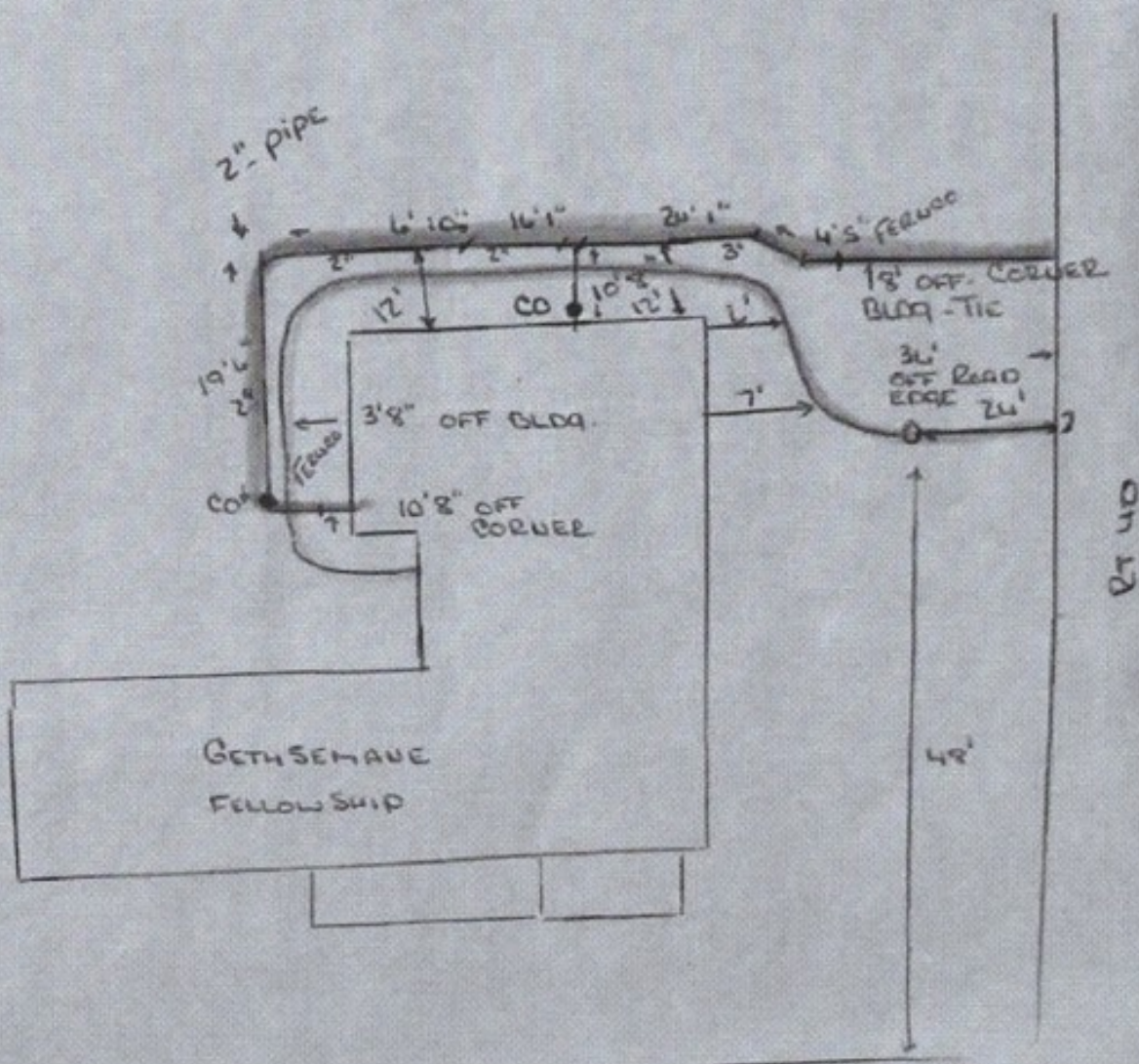
SHED

LP TANK

Two Type ABC

7045 E. St. Rt. US 40
New Carlisle, Ohio 45344





PARKING LOT



BETHEL TOWNSHIP TRUSTEES
 BETHEL TOWNSHIP ZONING DEPARTMENT
 8735 SOUTH SECOND STREET – BRANDT, TIPP CITY, OHIO 45371
 PHONE: 937.845.8472 FAX: 937.845.7316

APPLICATION FOR A CONDITIONAL USE App. No.: CU-06-25

SECTION I: PROPERTY INFORMATION

Property Address: 7045 U.S. Route 40 East, Bethel Twp., Miami County		Acreage: 1.31
Section:	Town:	Range:
Subdivision Name and Lot No.:		Parcel: A01-250035
		Zoning District:

SECTION II: APPLICANT INFORMATION

Applicant Name: Bethel Local Schools		Phone: 937-845-9414
Address: 7490 State Route 201	City, State: Tipp City, OH	Zip Code: 45371
Property Owner: Derek Fink		Phone: 937-416-6779
Address: 8555 Lochard Rd	City, State: Sidney OH	Zip Code: 45365
Contractor Name:		Phone:
Address:	City, State:	Zip Code:

SECTION III: PROJECT INFORMATION

REQUESTED USE FOR PROPERTY: Administrative Office Space for Bethel Local Schools
 EXISTING USE OF PROPERTY: Church (Govt. Building Usage)

EXPLAIN REQUESTED USE IN DETAIL:

Please Note: Please provide a narrative statement explaining the economic, noise, glare, and odor effects on adjoining properties and the general compatibility with adjacent and other properties in the area.

Bethel Local Schools plans to use building for administrative office space for ten employees between the hours of 9-5 Monday-Friday. It will be adults only, there will be no odor, noise, glare, compatible with surroundings and no effect on the adjoining properties.

Robert A. Hancock 8/13/25
 Contractor/Applicant Date

[Signature] 8-11-25
 Owner Date

SECTION IV: SKETCH OF PROPERTY/PROJECT

ATTACH SKETCH OF PROPERTY AND/OR PROJECT:

Attach a plan for the proposed uses showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse and service areas.

See Attached